

PB# 03-28

**Angelo Sakadelis
(LLC)**

3-1-31.1 & 32.2

PB #03-28 ANGELO SAKADELIS
L.L. CHG. - RT. 207 (TORACE)

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY

DATE: 1-30-04

Map Number 200-04 City 1 Town 1 Village 1 03-28
Section 3 Block 1 Lot 31.1
Title: Sakadelis, Angelo
+ New Windsor Power Equipment Co.
Dated: 8-31-03 Filed: 3-16-04
Approved by James Pedro Jr.
on 1-30-04
Record Owner Angelo Sakadelis

DONNA L. BENSON
Orange County Clerk

(last line chg.) Sakadelis \$ 10.00
Windsor -

FILE NUMBER 20040036025
03/16/2004 09:37:35
BOOK 02004 PAGE 0200
RECORDED/FILED ORANGE COUNTY



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

February 5, 2004

Angelo Sakadelis
Rt. 207
New Windsor, NY 12553

SUBJECT: P.B. #03-28 LOT LINE CHANGE

Dear Mr. Sakadelis:

Please find attached your copies of the Lot Line Change plans as they have been signed and stamped "Approved" by the New Windsor Planning Board.

Please be aware a copy of the **approved plan, a mylar copy of the plan and recordable deeds** for this project must be filed in the County Clerk's Office in Goshen.

If you have any questions with regard to this project, please feel free to contact me.

Very truly yours,

Myra L. Mason,
Secretary to the Planning Board

MLM:mlm

PLANS AND LETTER PICKED UP:

BY:

DATE:

2/5/04

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/10/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 3-28

NAME: SAKADELIS / NEW WINDSOR POWER EQUIP LL CHANGE

APPLICANT: SAKADELIS, ANGELO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
/ /		PAID		0.00	
09/30/2003	REC. CK. #1793	PAID		150.00	
10/08/2003	P.B. ATTY. FEE	CHG	35.00		
10/08/2003	P.B. MINUTES	CHG	27.00		
11/12/2003	P.B. ATTY. FEE	CHG	35.00		
11/12/2003	P.B. MINUTES	CHG	27.00		
01/15/2004	P.B. ENGINEER FEE	CHG	142.50		
02/04/2004	REC. CK. #11396	PAID		116.50	
		TOTAL:	266.50	266.50	0.00

2/10/04
✓

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#136-2004

02/10/2004

New Windsor Power Equipment Corp. *#03-28 R B.*

Received \$ 100.00 for Planning Board Fees, on 02/10/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/10/2004

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 3-28

NAME: SAKADELIS / NEW WINDSOR POWER EQUIP LL CHANGE
APPLICANT: SAKADELIS, ANGELO

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	09/30/2003	EAF SUBMITTED	09/30/2003	WITH APPLIC
ORIG	09/30/2003	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	09/30/2003	LEAD AGENCY DECLARED	10/08/2003	TOOK LA
ORIG	09/30/2003	DECLARATION (POS/NEG)	11/12/2003	DECL NEG DEC
ORIG	09/30/2003	SCHEDULE PUBLIC HEARING	/ /	
ORIG	09/30/2003	PUBLIC HEARING HELD	/ /	
ORIG	09/30/2003	WAIVE PUBLIC HEARING	11/12/2003	WAIVE PH
ORIG	09/30/2003	PRELIMINARY APPROVAL	/ /	
ORIG	09/30/2003		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/10/2004

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LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 3-28

NAME: SAKADELIS / NEW WINDSOR POWER EQUIP LL CHANGE

APPLICANT: SAKADELIS, ANGELO

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/30/2004	PLANS STAMPED	APPROVED
11/12/2003	P.B. APPEARANCE	WVE PH - APPR
10/08/2003	P.B. APPEARANCE	LA: RETURN . ADDRESS MARK'S COMMENTS - APPLICANT TO GET IN TOUCH WITH . HIGHWAY SUPERINTENDENT AND D.O.T. - NEED DISPLAY LAYOUT FOR . LOT "B" - TABLED DECISION ON PUBLIC HEARING
09/17/2003	WORK SHOP APPEARANCE	SUBMIT

**PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553**

Appl No: 3-28

File Date:09/30/2003

SEC-BLK-LOT:3-1-31-1

Project Name:SAKADELIS / NEW WINDSOR POWER EQUIP LL CHANGE Type:2

Owner's Name:SAKADELIS, ANGELO Phone:(845) 564-6135
Address:988 LITTLE BRITAIN ROAD - NEW WINDSOR, NY 12553

Applicant's Name:SAKADELIS, ANGELO Phone:
Address:988 LITTLE BRITAIN ROAD - NEW WINDSOR, NY

Preparer's Name:SORACE, ANTHONY PLS Phone:(845) 496-3367
Address:202 BRITTANY TERRACE - ROCK TAVERN, NY

Proxy/Attny's Name:DARRIGO, CARL Phone:(845) 561-2594
Address:67 S. PLANK ROAD -NEWBURGH, NY

Notify:ANGELO SAKADELIS Phone:(845) 564-6135

Location:RT. 207 (3-1-31.1 & 32.2)

Acreage	Zoned	Prop-Class	Stage	Status
1.960	NC	0		A
Printed-on	Schl-Dist	Sewr-Dist	Fire-Dist	Light-Dist
02/10/2004	NEWB			

Appl for:LOT LINE CHANGE BETWEEN TWO COMMERCIAL ZONED LOTS.

Addl Municipal Services:

Streets:

Water:

Sewer:

Garbage:

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/10/2004

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LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 3-28

NAME: SAKADELIS / NEW WINDSOR POWER EQUIP LL CHANGE
APPLICANT: SAKADELIS, ANGELO

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	10/31/2003	MUNICIPAL HIGHWAY	11/12/2003	APPROVED
ORIG	09/30/2003	MUNICIPAL HIGHWAY	10/01/2003	DISAPPROVED
		. A DRAINAGE SITUATIN EXISTS THAT MUST BE ADDRESSED WITH THE		
		. D.O.T. BEFORE FURTHER ACTION IS TAKEN. A CONTACT PERSON FOR		
		. THIS WOULD BE RICHARD BURNS OF D.O.T. - PERMIT ENGINEER		
		. 565-9762		
ORIG	09/30/2003	MUNICIPAL WATER	/ /	
ORIG	09/30/2003	MUNICIPAL SEWER	/ /	
ORIG	09/30/2003	MUNICIPAL FIRE	10/06/2003	APPROVED
ORIG	09/30/2003	NYS DOT	/ /	



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE PLANNING BOARD

January 20, 2004

Anthony A Sorace, PLS
202 Brittany Terrace
Rock Tavern, NY 12575

ATTN: Joe Sorace

SUBJECT: P.B. #03-28 SAKADELIS LOT LINE CHANGE

Dear Mr. Sorace:

Please find attached printouts of fees due for subject project.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$ 100.00
Check #2 – Amount exceeding Escrow Posted.....	\$ 116.50

Upon receipt of these checks and ten (10) sets of plans with mylar, I will have them stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/20/2004

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LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 3-28

NAME: SAKADELIS / NEW WINDSOR POWER EQUIP LL CHANGE
APPLICANT: SAKADELIS, ANGELO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
/ /		PAID		0.00	
09/30/2003	REC. CK. #1793	PAID		150.00	
10/08/2003	P.B. ATTY. FEE	CHG	35.00		
10/08/2003	P.B. MINUTES	CHG	27.00		
11/12/2003	P.B. ATTY. FEE	CHG	35.00		
11/12/2003	P.B. MINUTES	CHG	27.00		
01/15/2004	P.B. ENGINEER FEE	CHG	142.50		
		TOTAL:	266.50	150.00	116.50

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/20/2004

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LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 3-28

NAME: SAKADELIS / NEW WINDSOR POWER EQUIP LL CHANGE
APPLICANT: SAKADELIS, ANGELO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/20/2004	L.L. CHG APPROVAL	CHG	100.00		
			-----	-----	-----
		TOTAL:	100.00	0.00	100.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/20/2004

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LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 3-28

NAME: SAKADELIS / NEW WINDSOR POWER EQUIP LL CHANGE
APPLICANT: SAKADELIS, ANGELO

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	10/31/2003	MUNICIPAL HIGHWAY	11/12/2003	APPROVED
ORIG	09/30/2003	MUNICIPAL HIGHWAY	10/01/2003	DISAPPROVED
		. A DRAINAGE SITUATION EXISTS THAT MUST BE ADDRESSED WITH THE		
		. D.O.T. BEFORE FURTHER ACTION IS TAKEN. A CONTACT PERSON FOR		
		. THIS WOULD BE RICHARD BURNS OF D.O.T. - PERMIT ENGINEER		
		. 565-9762		
ORIG	09/30/2003	MUNICIPAL WATER	/ /	
ORIG	09/30/2003	MUNICIPAL SEWER	/ /	
ORIG	09/30/2003	MUNICIPAL FIRE	10/06/2003	APPROVED
ORIG	09/30/2003	NYS DOT	/ /	

AS OF: 01/15/2004

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-66

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWMIN - TOWN OF NEW WINDSOR

TASK: 3- 28

FOR WORK DONE PRIOR TO: 01/15/2004

										-----DOLLARS-----			
TASK-NO	RFC	DATE	TRAN	FMPI	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
3-28	241565	09/17/03	TIME	MJE	WS NW POWER SUR	95.00	0.40	38.00					
3-28	245000	10/07/03	TIME	MJE	MC SAKADELIS L/L	95.00	0.50	47.50					
3-28	250539	11/10/03	TIME	MJE	MC SAKADELIS L/L	95.00	0.50	47.50					
3-28	249426	11/12/03	TIME	MJE	MM Sakadelis APPD	95.00	0.10	9.50					

									142.50				
3-28	251137	11/26/03			BILL 03-1486					-142.50			

									-142.50				

TASK TOTAL									142.50	0.00	-142.50	0.00	

GRAND TOTAL									142.50	0.00	-142.50	0.00	

ANGELO SAKADELIS/NEW WINDSOR POWER EQUIPMENT LOT LINE
CHANGE (03-28)

Mr. Joseph Sorrace and Mr. Angelo Sakadelis appeared before the board for this proposal.

MR. PETRO: Proposed lot line change between two commercial properties. This project involves a lot line revision transferring quarter acre from lot two to 3.1. The plan was previously reviewed at the 8 October 2003 planning board meeting. The plan has been revised in response to comments at the October 8 meeting, I think what we had asked for was very simply to show a display area in the front of the property and just outline where you're going to have tractors for display or lawn mowers or whatever you want to put out, that that was numb 1. Number 2, we had also asked there was a drainage problem somewhere maybe Henry you can be able to shed some light on this and you were going to look into the drainage problem.

MR. KROLL: They have repaired the drainage problem.

MR. PETRO: It's done, you don't have to discuss it again.

MR. KROLL: Correct.

MR. PETRO: Forget that, let's go back to the display area, tell us what you're planning on doing.

MR. SORACE: If you look on the plan just below the north arrow on the left-hand side we're proposing a display area of total size of 12 x 40 and inside that 12 x 40 area we designate four areas at 6 x 12 and two areas at 8 x 12.

MR. PETRO: So you have six parking spots basically for again tractors, Bobcats, whatever you have written in there on the front of the property?

MR. SORACE: Yes.

MR. PETRO: And it's all on your property, I see it's not in the right-of-way?

MR. SORACE: That's correct, sir.

MR. PETRO: I don't think that would not be in the sight distance or in the way of anything coming out of that parking lot cause it looks like it's set back there pretty good. Where is it on this big plan? I see it, okay. Again, you're doing the lot line change because you're going to convey the property from the house?

MR. SORACE: Yes.

MR. PETRO: To your property, is that what you're doing to your property, you're making, you're augmenting your property?

MR. SAKADELIS: Right.

MR. SORACE: The current renter of that lot, that building is going to purchase the building and the land from Mr. Sakadelis.

MR. PETRO: Yeah, well, he already has that, a lot of the storage is already on that property behind the house, so just trying to keep it--

MR. SAKADELIS: Get a little more space.

MR. PETRO: What about fencing and landscaping along that line, I know you have a fence there, I see the fence when I read ride by, that's basically it.

MR. SAKADELIS: It's clean.

MR. BABCOCK: You mean along the north side, Mr. Chairman?

MR. PETRO: Yes.

MR. BABCOCK: Yes, there's a fence there and then there's, it's all woods from there all the way back, I think that's MTA property.

MR. PETRO: It's almost naturally screened.

MR. BABCOCK: Yes, nobody will ever build there, I don't think MTA will do anything.

MR. PETRO: I really think you've answered everything because we only asked for those two items, I think that was pretty--

MR. SORACE: That and Mark asked for items to be added to the bulk.

MR. PETRO: We have fire approval on 10/6/2003 and Highway approval on 11/12/2003. Mark, kind of cut him off, were you satisfied with the bulk table?

MR. EDSALL: Yes, everything we asked to get fixed has been taken care of.

MR. PETRO: Henry, you're all set, Mr. Kroll?

MR. KROLL: Yes.

MR. EDSALL: You have consideration of a negative dec is procedurally the remaining step.

MR. PETRO: So let's go to the need for a public hearing, gentlemen, I think he's complied, our only concern was to show a display area kind of neaten up the front of the property while he was here and the drainage, certainly, I don't think we're really

changing much on the property, other than the line of the property between the house and where he is, so any comment for a public hearing?

MR. ARGENIO: I don't see the need for it, unless somebody feels differently.

MR. KARNAVEZOS: Make a motion we waive the public hearing.

MR. MASON: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the Sakadelis/Power Equipment lot line change on Little Britain Road. Any further discussion from the board members? If not, roll roll.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Entertain a motion for a negative dec.

MR. ARGENIO: So moved.

MR. MASON: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec for the Sakadelis/Power Equipment lot line change on Little Britain Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER AYE
MR. MASON AYE
MR. KARNAVEZOS AYE
MR. ARGENIO AYE
MR. PETRO AYE

MR. PETRO: I don't think there's any subject-to here that I know of.

MR. ARGENIO: Mark?

MR. EDSALL: No, everything's fine.

MR. PETRO: Motion for final approval.

MR. ARGENIO: Final approval for the Sakadelis/Power equipment.

MR. MASON: Second it.

MR. PETRO: Motion has been made and seconded for final approval to the Sakadelis/Power Equipment lot line change on Little Britain Road. Any further comment from any of the board members? I'll make one comment, you have the six spots for display, we didn't ask for blacktop or anything of that nature, I think it's a pre-existing, it's been there a long time and I know it's shale, hasn't been any problems, if it encroaches over the six spots now and you're going to have your recourse through the building or fire department to kind of keep an eye on it, that's the beauty of a site plan. So it's up to you to monitor that and make sure the six doesn't grow into 30 and have farm tractors all over the place and stuff like that.

MR. SAKADELIS: Understand.

MR. PETRO: You'd have to use common sense, if you put two little four-wheelers instead of a big farm tractor, I don't think that's the concern, like Mark says, it's

all confined in the area, just if they're strewn all over the place.

MR. EDSALL: We're not concerned about the combination of what he has out there, as long as it's within that area that you've shown us.

MR. PETRO: Correct. We still have a motion before the board, it's been made and seconded, any other discussion? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 Airport Center Drive

Suite 202

New Windsor, New York 12553

(845) 567-3100

fax: (845) 567-3232

e-mail: mhenry@mhepc.com

Writer's e-mail address:

mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: SAKADELIS/N.W. POWER EQUIPMENT LOT LINE CHANGE
PROJECT LOCATION: 988 LITTLE BRITAIN RD. (NYS RT. 207)
SECTION 3 – BLOCK 1 – LOTS 31.1 & 32.2
PROJECT NUMBER: 03-28
DATE: 12 NOVEMBER 2003
DESCRIPTION: THE PROJECT INVOLVES A LOT LINE REVISION TRANSFERRING
0.27 +/- ACRES FROM LOT 32.2 TO LOT 31.1. THE PLAN WAS
PREVIOUSLY REVIEWED AT THE 8 OCTOBER 2003 PLANNING
BOARD MEETING.

1. The plans have been revised in response to my comments of the October 8th meeting.
2. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
3. The only other open item on this application was a drainage concern of the Highway Superintendent. It is my understanding that this has been coordinated directly with Mr. Kroll and the matter has been resolved. A record of same should be on file before final action.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW03-28-08Oct03.doc

REGIONAL OFFICES

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

REGULAR ITEMS

ANGELO SAKADELIS/NEW WINDSOR POWER EQUIPMENT LOT LINE
CHANGE (03-28)

Mr. Joe Sorace appeared before the board for this proposal.

MR. PETRO: Bulk information shown is correct for the zone and use. Although the following requirements should be added, street frontage and developmental coverage. You should also check lot width values which should be measured at the required front yard setback. Proposed lot line change does conform with the exception of the pre-existing, non-conforming conditions noted on the plan. All right, go ahead, tell us, I guess what you want to do, then we'll look at it again.

MR. SORACE: Mr. Sakadelis, who is the current owner of both Parcel A and Parcel B, is looking for a conveyance, sell off lot A.

MR. LANDER: That's the video store?

MR. SORACE: Yes.

MR. PETRO: You want to isolate, basically trying to isolate the--what is it?

MR. EDSALL: Retail store.

MR. SORACE: He has a chain link fence that he has surrounding that yard in there and in order for him to sell off that piece without making a major encumbrance to lot B, he wants to change the lot line and that would, you know, help lot B meet the zoning for--

MR. PETRO: Does it create any nonconformities by creating the new lot line?

MR. SORACE: No.

MR. LANDER: What's the existing size of the lot before the lot line change?

MR. SORACE: Lot A existing square footage is 22,336.

MR. LANDER: We're proposing to shrink it down to 10,438.

MR. EDSALL: Also from the standpoint, gentlemen, of the existing conditions at the site, the Newburgh Power or rather New Windsor Power Equipment use has all those fences so the fences actually run across the retail store lot, the new line would have all his storage areas on his own lot on the correct lot.

MR. R AGENIO: You own both lots?

MR. SAKADELIS: Yes.

MR. PETRO: What's the purpose for this?

MR. SORACE: Title conveyance of lot A.

MR. PETRO: Without the rest of the property that's already there, you want to retain some of the property?

MR. SORACE: He wants to sell lot A in its current form.

MR. PETRO: It's too big or just make it non-conforming with the other building.

MR. SORACE: He would be losing his area that he currently uses for lot B.

MR. EDSALL: He'd be selling the rear of the Newburgh Power building where he stores all his equipment.

MR. LANDER: I see you have a well on the property on lot A?

MR. SORACE: Yes, sir.

MR. LANDER: You have Town sewer there, right?

MR. SORACE: Yes, Town sewer.

MR. PETRO: Planning board may wish to assume lead agency.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Sakadelis/Newburgh Power Equipment lot line change. Is there any further discussion? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. LANDER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Highway disapproved, drainage situation exists that must be addressed with the DOT before further action is taken, contact person for this would be Richard Burns of DOT, permit engineer and he gives us a number, so jot the number down, 565-9762. And why is the Town highway involved, Mark, explain to me?

MR. BABCOCK: He gets a copy of all the maps.

MR. PETRO: He can disapprove a curb cut on New York State highway?

MR. EDSALL: I don't know that his approval is needed for this application but he probably is just letting you know these aware of I guess drainage problems over there, I don't know that the lot line change would make any different either way cause they're not proposing to build anything.

MR. BABCOCK: I misunderstood what he'd talking about there.

MR. PETRO: Drainage situation exists that must be addressed with the DOT before future action is taken.

MR. ARGENIO: A situation, Mike, is that in the code book under S for situation?

MR. PETRO: We have Fire approval on 10/6/2003. This looks pretty straightforward, other than find out what the drainage problem is, I would contact DOT somewhat or contact Mr. Kroll, find out exactly what it is. Are you familiar with anything there that's a problem?

MR. SAKADELIS: Nothing, never any problem.

MR. PETRO: Okay and find out what that's about. I would suggest that you contact the Highway superintendent. If I was him, the first thing I would do is find out what he's talking about first and see what they want corrected, could be something there that we just don't know about. Secondly, the Newburgh Power Equipment lot I'd like to see some formal, though it's not directly related you're asking this board to take action so sometimes it gives us a chance to take care of things as they come up, we'd like to see a display layout for the equipment, whatever you want to display in the front of your lot, instead of just maybe have a tractor one day over here, something over there, you

have a four wheeler, if you can show us an actual display layout for the front of the lot and implement it on the plan, show an area, we'd appreciate that. You don't have any abandoned cars there?

MR. SAKADELIS: No.

MR. PETRO: If you can do that though, you follow what I need now for the front?

MR. SORACE: Yes, sir.

MR. PETRO: Other than that, I don't see any problems with it, other than those two issues.

MR. SORACE: Okay, can you issue final approval?

MR. PETRO: Tonight, no, I can't do final approval. You have two items to take care of. I can't do the final approval before I see the plan you're going to submit for the display and also I have disapproval from the Highway Department, we have to have this removed from my sheets here and in order to do that, we have to find out first what the drainage problem is and secondly, correct it if we can or you can.

MR. LANDER: Mr. Chairman, Mark's comment here about a public hearing whether we should have one or not.

MR. PETRO: Oh, I'm sorry.

MR. LANDER: We can waive that.

MR. ARGENIO: I agree.

MR. LANDER: It's a lot line change.

MR. ARGENIO: It's the state on one side and himself on the other.

October 8, 2003

31

MR. LANDER: You have to have a motion for that though unless the other members think we should have a public hearing.

MR. PETRO: I'm not sure. Can we table that until next time?

MR. LANDER: Sure.

MR. PETRO: Just let it go until next time, we'll make a decision then. I still want to see the display area and find out what the drainage problem is. Thank you.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

Writer's e-mail address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: SAKADELIS/N.W. POWER EQUIPMENT LOT LINE CHANGE
PROJECT LOCATION: 988 LITTLE BRITAIN RD. (NYS RT. 207)
SECTION 3 – BLOCK 1 – LOTS 31.1 & 32.2
PROJECT NUMBER: 03-28
DATE: 8 OCTOBER 2003
DESCRIPTION: THE PROJECT INVOLVES A LOT LINE REVISION TRANSFERRING
0.27 +/- ACRES FROM LOT 32.2 TO LOT 31.1.

1. The properties are located in the NC zoning district of the Town. The bulk information shown is correct for the zone and use, although the following requirements should be added:

- Street Frontage – N/A
- Floor Area Ratio (FAR) – 1
- Development Coverage – N/A

The applicant should also check the lot width values, which should be measured at the required front yard setback.

The proposed lot line change appears to conform to the zoning requirements, with the exception of the pre-existing non-conforming conditions noted on the plan.

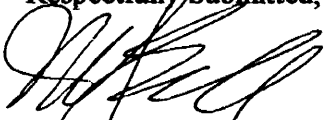
2. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
3. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

REGIONAL OFFICES

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW03-28-08Oct03.doc



RESULTS OF P.B. MEETING OF: November 12, 2003

PROJECT: Angelo Sotadelis P.B. # 03-28

LEAD AGENCY:

AUTHORIZE COORD. LETTER: Y N

TAKE LEAD AGENCY: Y N

M) S) VOTE: A N

CARRIED: Y N

NEGATIVE DEC:

M) A S) M VOTE: A 5 NO

CARRIED: Y ✓ N

PUBLIC HEARING:

WAIVED:

CLOSED:

M) K S) M VOTE: A 5 N 0

SCHEDULE P.H.: Y N ☒

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: Y N

APPROVAL:

M) A S) 5

VOTE: A 5 NO

APPROVED: 11/12/03

NEED NEW PLANS: Y N ☒

CONDITIONS – NOTES:

No Conditions

Anthony A. Sorace, Professional Land Surveyor

Rock Tavern, New York

(845)-496-3367

Project:

New Windsor Power Equipment

988 Little Britain Road

New Windsor, New York 12553

Section 3 block 1 Lots 31.1&31.2

Town Tracking #PA2003-1137

To the Town of New Windsor Planning Board this letter is in response to the Town Planning Boards and the Town Engineers Review Comments dated October 8, 2003;

- Item one: On plans attached to this letter, the addition of Street Frontage, Floor Area Ratio and Development Coverage bulk information were added to bulk table, also Lot width values also have been adjusted as per Engineers comments.
- Item two: Planning Board assumed the position of lead Agent under Seqra view.
- Item three: Planning Board determined a Public Hearing would be waived.
- Item four: Planning Board classified this project as _____ under Seqra view.
- Item five: Mr. Sakadelis made improvements to the drainage ditch in and around the culvert inlet on the Southeasterly side of Lot B (Sec. 3 Blk 1 Lot 31.1), under the direction of the Town of New Windsor Highway Superintendent. Mr. Sakadelis later met with and got the approval of these improvements from the Town of New Windsor Highway Superintendent and a New York State Department of Transportation Engineer on October 20, 2003.

Please contact Mr. Sakadelis at (845)-564-6135 with any questions to the above.

Thank You

Anthony Sorace, P.L.S



RESULTS OF P.B. MEETING OF: October 8, 2003

PROJECT: Satadiki L-L. Chg. P.B. # 03-28

LEAD AGENCY:

NEGATIVE DEC:

AUTHORIZE COORD. LETTER: Y___N___

M)____S)____VOTE: A____N____

TAKE LEAD AGENCY: Y ☒ N ☐

CARRIED: Y_____N_____

M) A S) L VOTE: A 5 N 0

CARRIED: Y ✓ N

PUBLIC HEARING: **WAIVED:**_____ **CLOSED:**_____

M) _____ S) _____ VOTE: A _____ N _____ SCHEDULE P.H.: Y _____ N _____

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: Y N

APPROVAL:

M) _____ S) _____ VOTE:A _____ N _____ APPROVED: _____

NEED NEW PLANS: Y_____N_____

CONDITIONS – NOTES:

Address Mark's comments

Applicant to get in touch with Henry + Rich Burns of D.O.T.

Need display layout for lot "B"

Tabled decision on P.N.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/08/2003

P

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 3-28

NAME: SAKADELIS / NEW WINDSOR POWER EQUIP LL CHANGE
APPLICANT: SAKADELIS, ANGELO

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE--
ORIG 09/30/2003	MUNICIPAL HIGHWAY . A DRAINAGE SITUATIN EXISTS THAT MUST BE ADDRESSED WI . D.O.T. BEFORE FURTHER ACTION IS TAKEN. A CONTACT PE . THIS WOULD BE RICHARD BURNS OF D.O.T. - PERMIT ENGIN . 565-9762	10/01/2003	DISAPPROVE
ORIG 09/30/2003	MUNICIPAL WATER	/ /	
ORIG 09/30/2003	MUNICIPAL SEWER	/ /	
ORIG 09/30/2003	MUNICIPAL FIRE	10/06/2003	APPROVED
ORIG 09/30/2003	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/08/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 3-28

NAME: SAKADELIS / NEW WINDSOR POWER EQUIP LL CHANGE
APPLICANT: SAKADELIS, ANGELO

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/17/2003	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/08/2003

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 3-28

NAME: SAKADELIS / NEW WINDSOR POWER EQUIP LL CHANGE
APPLICANT: SAKADELIS, ANGELO

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	09/30/2003	EAF SUBMITTED	09/30/2003	WITH APPLIC
ORIG	09/30/2003	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	09/30/2003	LEAD AGENCY DECLARED	/ /	
ORIG	09/30/2003	DECLARATION (POS/NEG)	/ /	
ORIG	09/30/2003	SCHEDULE PUBLIC HEARING	/ /	
ORIG	09/30/2003	PUBLIC HEARING HELD	/ /	
ORIG	09/30/2003	WAIVE PUBLIC HEARING	/ /	
ORIG	09/30/2003	PRELIMINARY APPROVAL	/ /	
ORIG	09/30/2003		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/30/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPLICATION

FOR PROJECT NUMBER: 3-28

NAME: SAKADELIS / NEW WINDSOR POWER EQUIP LL CHANGE
APPLICANT: SAKADELIS, ANGELO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/30/2003	LOT LINE CHANGE APPLIC FE	CHG	50.00		
09/30/2003	REC. CK. #1799	PAID		50.00	
		TOTAL:	50.00	50.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/30/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 3-28

NAME: SAKADELIS / NEW WINDSOR POWER EQUIP LL CHANGE
APPLICANT: SAKADELIS, ANGELO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
/ /		PAID		0.00	
09/30/2003	REC. CK. #1793	PAID		150.00	
		TOTAL:	0.00	150.00	-150.00

1 Dec
10/6/03

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#943-2003**

10/02/2003

Sakadelis, Angelo #03-28

**Received \$ 50.00 for Planning Board Fees, on 10/02/2003. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: Town Planning Board
FROM: Frank Malloy, Asst. Fire Inspector
SUBJECT: Angelo Sakadelis Lot Line Change
DATE: October 6, 2003

Planning Board Reference Number: PB-03-28
Date Received: 09-29-2003
Fire Prevention Reference Number: FPS-03-43

A review of the above referenced Lot Line Change plans was conducted
on
October 6, 2003.

The plans are acceptable.

Plans Dated: September 29, 2003


Frank Malloy
Asst. Fire Inspector

FM/dh



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

RECEIVED
OCT 1 2003
N.W. HIGHWAY DEPT.

TO: **HIGHWAY DEPARTMENT**

P.B. FILE #03-28

DATE RECEIVED: 09-29-03

**PLEASE RETURN COMPLETED FORM TO MYRA
BY: 10-06-03 TO BE ON AGENDA FOR THE 10-08-03 PLANNING BOARD
MEETING.**

THE MAPS AND/OR PLANS FOR:

ANGELO SAKADELIS LOT LINE CHANGE

Applicant or Project Name

SITE PLAN _____, SUBDIVISION _____, LOT LINE CHANGE XXX,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ **APPROVED:**

Notes: _____

☐ **DISAPPROVED:**

Notes: A Drainage situation exists that must be
addressed with the D.O.T before any further action
is taken. A contact person for this would be
Richard Burns D.O.T Permit engineer 565-9762

Signature: Monica J. Kroll 10-1-03
Reviewed by _____ date



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

☐ Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/ VILLAGE OF: New Windsor

P/B APP. NO.:

03-28

WORK SESSION DATE: 17 Sept 2003

PROJECT: NEW X OLD

REAPPEARANCE AT W/S REQUESTED: NO

RESUB. REQ'D: Full App

PROJECT NAME: Angelo Sakadellis + New Power Eject Yc

REPRESENTATIVES PRESENT: Joe Surace (Anthony Surace Jr)

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER X
P/B CHMN

FIRE INSP. John M
PLANNER
OTHER

ITEMS DISCUSSED:

add Dr + Cu N/A
Min Lic A N/A
Street Eject N/A
Base 1

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT
TYPE

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

PROJECT STATUS:

ZBA Referral. Y N

Ready For Meeting Y N

Recommended Mtg Date next agenda

next agenda
as avail



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change ☒ Site Plan _____ Special Permit _____

Tax Map Designation: Sec. 3 Block 1 Lot 31.1 & 32.2

LOT LINE CHANGE BETWEEN THE LANDS OF ANGELO SAKADELIS

1. Name of Project AND THE LANDS OF NEW WINDSOR POWER EQUIPMENT CORP.

2. Owner of Record ANGELO SAKADELIS Phone 564-6135

Address: 988 LITTLE BRITAIN ROAD (RT207) NEW WINDSOR N.Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant ANGELO SAKADELIS Phone 564-6135

Address: 988 LITTLE BRITAIN ROAD (RT.207) NEW WINDSOR NY, 12553
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan ANTHONY SORACE PLS Phone 496-3367

Address: 202 BRITTANY TERRACE ROCK TAVERN NY 12575
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney CARL DARRIGO Phone 561-2594

Address: 67 S. PLANK ROAD NEWBURGH N.Y. 12550
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

ANGELO SAKADELIS 564-6135
(Name) (Phone)

7. Project Location:

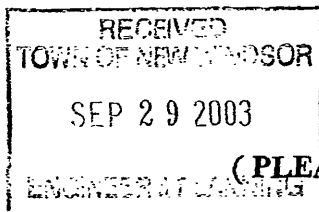
On the NORTH side of LITTLE BRITAIN ROAD 200 feet
(Direction) (Street) (No.)
WEST of SQUARE HILL ROAD
(Direction) (Street)

8. Project Data: Acreage 1.96

2.0

Zone NC

School Dist. NEWBURGH CITY
SCHOOL



9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) LOT LINE CHANGE BETWEEN TWO COMMERCIAL ZONED LOTS. TOTAL ACREAGE OF 1.96 ACRES.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

5 DAY OF September 2003

Angelo Sakadelis *

APPLICANT'S SIGNATURE

Brenda L. Bennie

NOTARY PUBLIC

BRENDA L. BENNIE
Lic. #01BE5075436

Notary Public, State of New York
Qualified in Ulster County

ANGELO SAKADELIS
Please Print Applicant's Name as Signed

TOWN USE ONLY

RECEIVED
TOWN OF NEW ANDOR

SEP 29 2003

DATE APPLICATION RECEIVED

ENGINEERING

03-28

APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

ANGELO SAKADELIS, deposes and says that he resides
(OWNER)

at 445 TOLEMAN RD, ROCK TAVERN in the County of ORANGE
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. 3 Block 1 Lot 31.1)
designation number (Sec. 3 Block 1 Lot 32.2) which is the premises described in
the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

JOSEPH SORACE 44 EVELAND MILTON NY. 12547
(Name & Address of Professional Representative of Owner and/or Applicant) (795-5146)

to make the foregoing application as described therein.

Date:

9/5/03

Brenda L. Bennie

Witness' Signature

BRENDA L. BENNIE
Lic. #01BE5075436
Notary Public, State of New York
Qualified in Ulster County
My Commission Expires 03/31/07

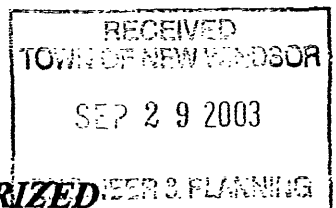
Angelo Sakadelis
Owner's Signature

*

ANGELO SAKADELIS
Applicant's Signature if different than owner

Joseph A. Sorace
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**



03-28

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>Angelo SAKADELIS</u>	2. PROJECT NAME <u>LOT Line CHANGE Between THE LANDS OF Angelo SAKADELIS AND THE LANDS OF NEW WINDSOR Power Equipment</u>
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>NORTH SIDE OF LITTLE BRITAIN ROAD (RT. 207) 200' WEST OF SQUARE HILL ROAD.</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>PROPERTY BOUNDARY CHANGE Between TWO EXISTING LOTS. FOR PURPOSE OF LAND TITLE CHANGE.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.96</u> acres Ultimately <u>1.96</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <u>RETAIL</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Angelo SAKADELIS</u> Date: _____	
* Signature: <u>Angelo Sakadelis</u> *	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

SEP 29 2003
ENGINEER & PLANNING

OVER
1

03-28

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: NO	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: NO	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: NO	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: NO	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly. NO	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly. NO	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly. NO	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

EC01684
"XX"

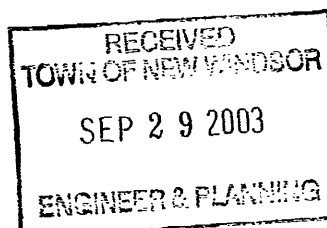
ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

PROPERTY IS NOT IN
A FLOOD ZONE



03-28

PROPERTY IS NOT IN
A FLOOD ZONE.

FOR OFFICIAL USE ONLY

Permit No. _____

Fee Received _____ Date _____

_____ of _____

_____ County, New York

Permit Application for Development
in
Flood Hazard Areas

- A. General instructions page 4 (Applicant to read and sign)
B. For assistance in completing or submittal of this application contact:

_____, Floodplain Administrator,
(Name)

_____, NY () _____
(Address)

1. Name and Address of Applicant

Angelo SAKADeLis
(First Name) (MI) (Last Name)

Street Address: 988 LITTLE BRITAIN ROAD

Post Office: NEW WINDSOR State: N.Y. Zip Code: 12553

Telephone: () 564-6135

2. Name and Address of Owner (If Different)

(First Name) (MI) (Last Name)

Street Address: _____

Post Office: _____ State: _____ Zip Code: _____

Telephone: () _____

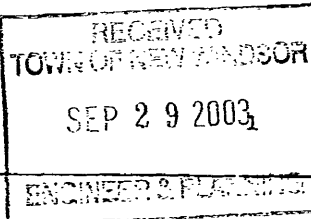
3. Engineer, Architect, Land Surveyor (If Applicable)

ANTHONY SORACE PLS
(First Name) (MI) (Last Name)

Street Address: 202 BRITTANY TERRACE

Post Office: ROCK TAVERN State: N.Y. Zip Code: 12575

Telephone: () 496-3367



03-28

NOT IN FLOOD ZONE

PROJECT LOCATION

Street Address:

988 LITTLE BRITAIN RD
NEW WINDSOR NY 12553

Sec. 3 BL. 1 LOT 31.1
Tax Map No. 32.2

Name of, distance and direction from nearest intersection or other landmark
200 FEET WEST OF SQUARE HILL ROAD, ON NORTH SIDE
OF ROUTE 207

Name of Waterway: _____

PROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)

Structures

Structure Type

NONE

☐ New Construction
☐ Addition
☐ Alteration
☐ Relocation
☐ Demolition
☐ Replacement

☐ Residential (1-4 family)
☐ Residential (More than 4 family)
☐ Commercial
☐ Industrial
☐ Mobile Home (single lot)
☐ Mobile Home (Park)
☐ Bridge or Culvert

Estimated value of improvements if addition or alteration: _____

Other Development Activities

☐ Fill ☐ Excavation ☐ Mining ☐ Drilling ☐ Grading
☐ Watercourse alteration ☐ Water System ☐ Sewer System
☐ Subdivision (New) ☐ Subdivision (Expansion)
☒ Other (Explain) LOT LINE CHANGE

CERTIFICATION

Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomsoever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.

Date

Angelo Sakadelis
Signature of Applicant

ANGELO SAKADELIS

RECEIVED
TOWN OF NEW WINDSOR

SEP 29 2003

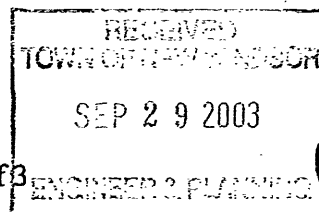
ENGINEER & PLANNING

03-28

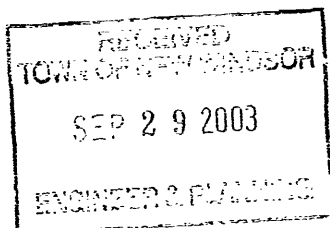
**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ☒ Name and address of Applicant.
- * 2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location
- (*) 4. ☒ **Provide 4" wide X 2" high box directly above title block preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
(ON ALL PAGES OF SUBDIVISION PLAN)**
5. ☒ Tax Map Data (Section, Block & Lot).
6. ☒ Location Map at a scale of 1" = 2,000 ft.
7. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
8. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. ☒ Date of plat preparation and/or date of any plat revisions.
10. ☒ Scale the plat is drawn to and North arrow.
11. ☒ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
- (*) 12. ☒ Surveyor's certificate.
13. ☒ Surveyor's seal and signature.
14. ☒ Name of adjoining owners.
15. None Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. None Flood land boundaries.
- (*) 17. ☒ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. ☒ Final metes and bounds.



19. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. ✓ Include existing or proposed easements.
21. ✓ Right-of-way widths.
22. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ✓ Lot area (in square feet for each lot less than 2 acres).
24. ✓ Number the lots including residual lot.
25. ✓ Show any existing waterways.
- * 26. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
- * 27. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
- * 28. ✓ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. ✓ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
- * 31. N/A Provide "septic" system design notes as required by the Town of New Windsor.
- * 32. N/A Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
- * 33. N/A Indicate percentage and direction of grade.
34. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. N/A Indicate location of street or area lighting (if required).



REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. N/A

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

37. N/A

A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

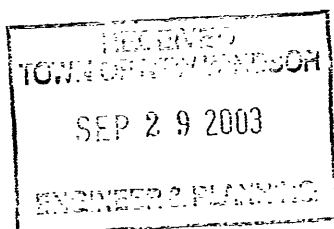
* BY:

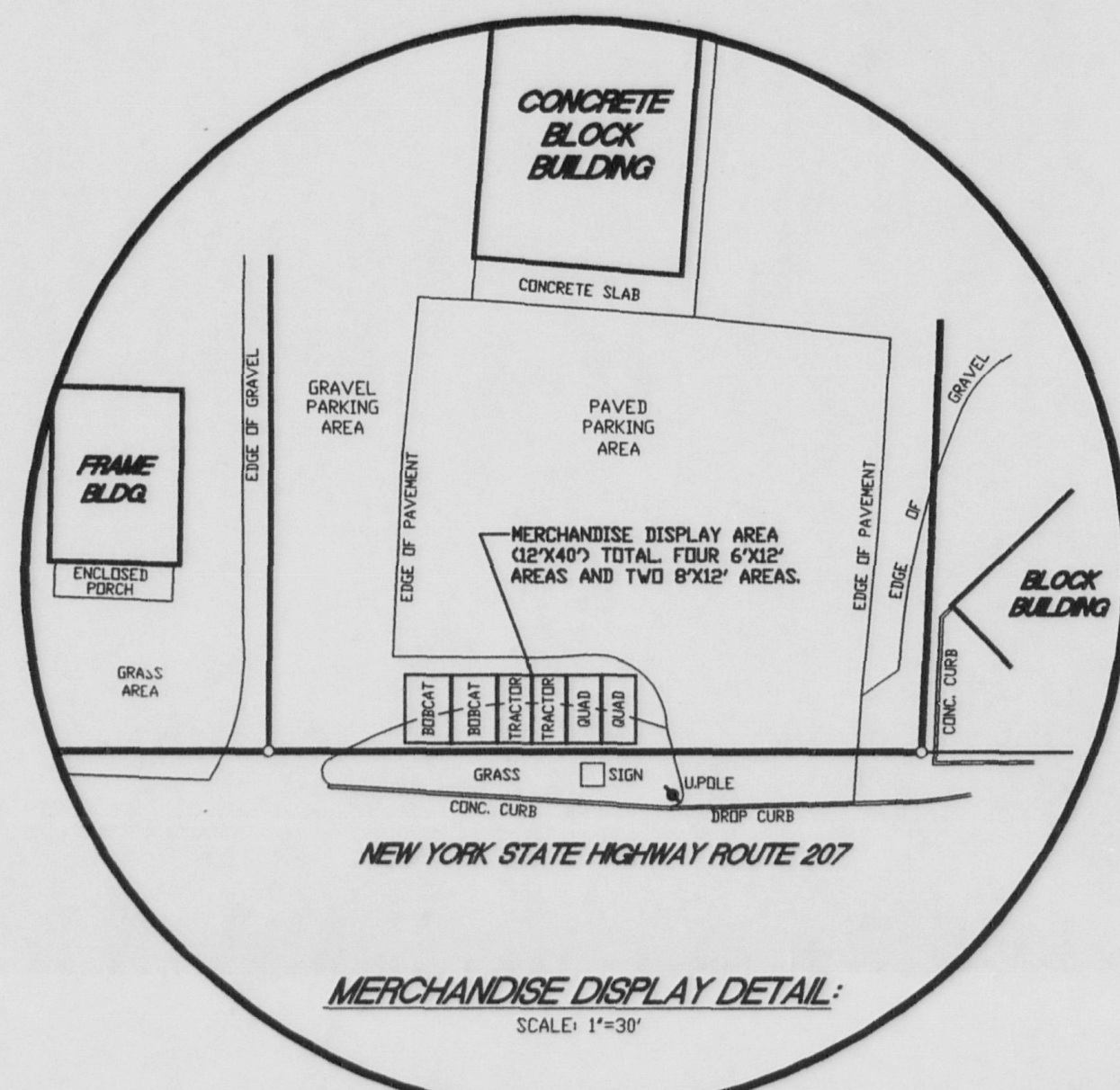


Licensed Professional

Date

9/5/03





CERTIFICATION:
I, ANTHONY A. SORACE, P.L.S., DO HEREBY CERTIFY IN MY PROFESSIONAL OPINION, ONLY TO PARTIES LISTED BELOW THAT THIS SURVEY IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED ON AUGUST 2, 2003 AND COMPLIES WITH EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF LAND SURVEYORS. THIS CERTIFICATION DOESN'T RUN WITH TITLE TO THE LAND AND IS NOT TRANSFERABLE TO ADDITIONAL LENDING INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEYOR

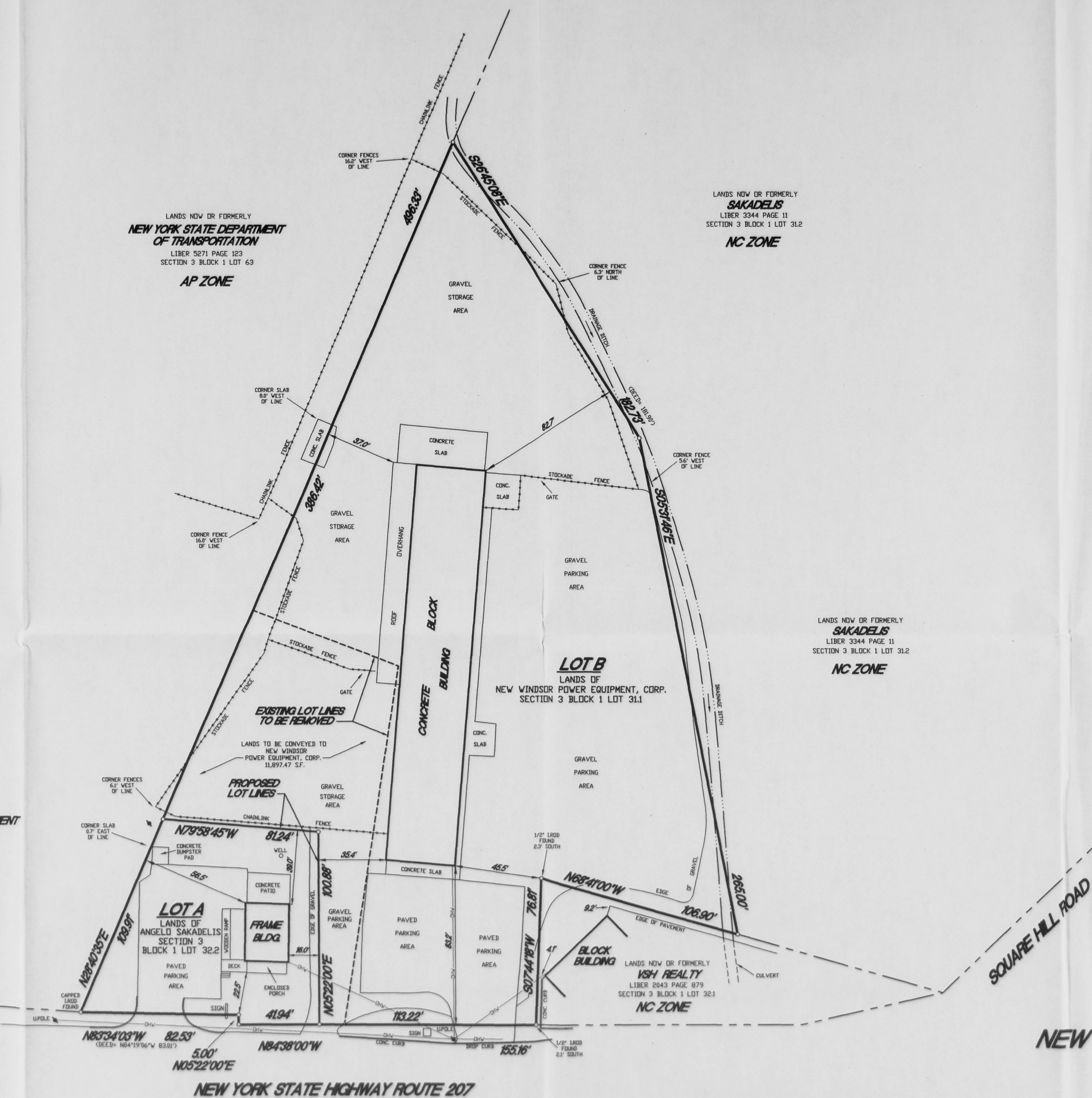
STATE OF LAND SURVEYORS
MAIN
JAN 1990

Anthony A. Sprad

ANTHONY A. SPRAD, P.E., LIC. No. 5018

OWNER CERTIFICATION:
THE UNDERSIGNED OWNER/APPLICANT OF THE PROPERTY SHOWN
HEREON, STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS
NOTES AND ITS CONTENTS, AND HEREBY CONSENT TO ALL SAID
TERMS AND CONDITIONS AS STATED HEREON.

Angel D. Sakadefis
ANGEL D. SAKADEFIS



LANDS NOW OR FORMERLY
SAKADELIS
LIBER 3344 PAGE 11
SECTION 3 BLOCK 1 LOT 31.
NC ZONE

LANDS NOW OR FORMERLY
SAKADELIS
LIBER 3344 PAGE 11
SECTION 3 BLOCK 1 LOT 31
NC ZONE

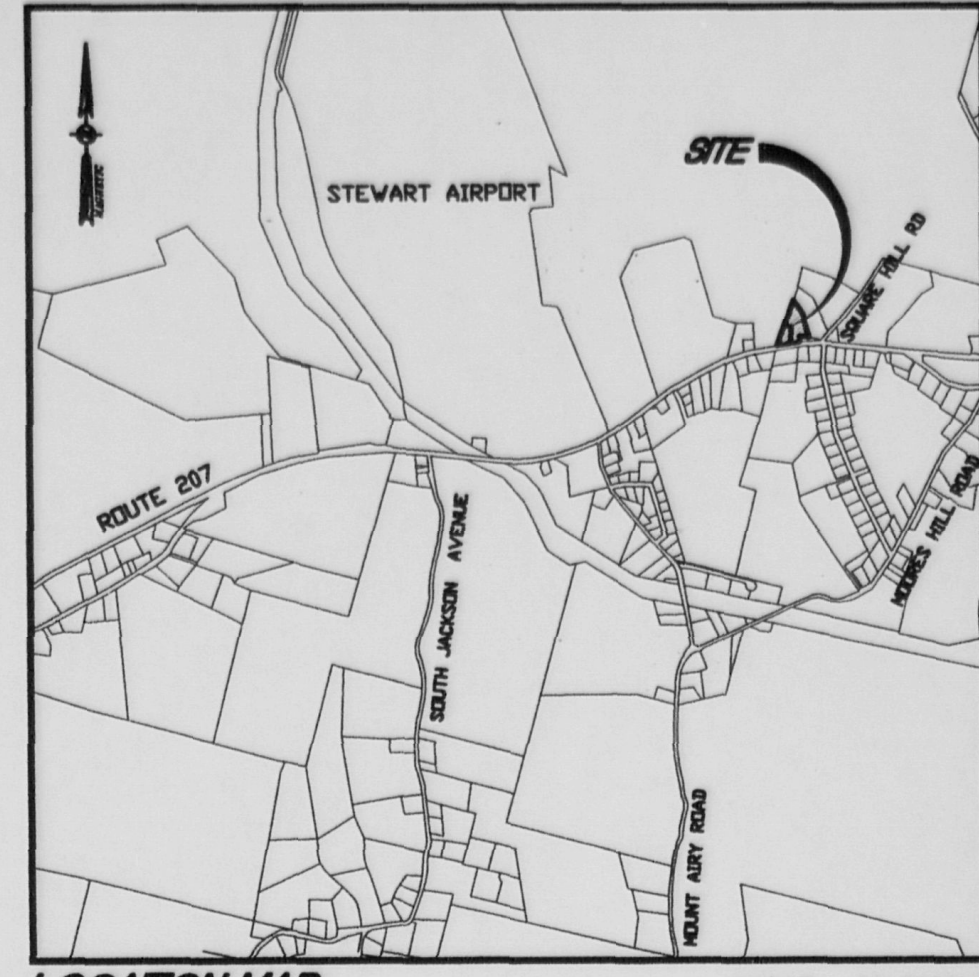
<u>ZONE NC - DISTRICT BULK REGULATIONS (USE GROUP 'A')</u>										
ED.	LOT AREA (sq. ft.) 10,000	LOT WIDTH (feet) 100'	FRONT YARD (feet) 40'	SIDE YARD (feet) 15' & 35'	REAR YARD (feet) 15'	STREET FRONTAGE N/A	MAXIMUM HEIGHT 35'	FLOOR AREA RATIO 1	MIN. LIVABLE FLOOR AREA N/A	DEVELOPMENT COVERAGE N/A
NG A	22,336.28	130'	■ 22.5'	33.8' & 90.3'	137.1'	137.69'	25'±	0.03	N/A	N/A
ED A	10,438.81	112'	■ 22.5'	16.0' & 72.5'	39.0'	124.47'	25'±	0.07	N/A	N/A
NG B	63,023.20	■ 90'	83.2'	■ 1.0' & 46.5'	82.7'	100.00'	28'±	0.12	N/A	N/A
ED B	74,920.68	116'	83.2'	35.4' & 80.9'	82.7'	113.22'	28'±	0.10	N/A	N/A

TAX LOT DESIGNATION

Section 3 Block 1 Lot 311 and 322

ZONE DESIGNATION

NC (NEIGHBORHOOD COMMERCIAL)



LOCATION MAP: SCALE: 1"=2000'

BEARING BASIS:
NORTH ORIENTATION IS BASED ON DATUM ESTABLISHED FROM FILED MAP OR DEED OF RECORD.

DEED OF RECORD:
BEING LIBER 2813 PAGE 256 (SECTION 3 BLOCK 1 LOT 31.1),
AND LIBER 4704 PAGE 47 (SECTION 3 BLOCK 1 LOT 32.2)
AS FILED WITH OFFICE OF THE ORANGE COUNTY CLERK.

TAX LOT DESIGNATION:
SECTION 3, BLOCK 1, LOTS 31.1 AND 32.2, AS SHOWN ON THE
TOWN OF NEW WINDSOR TAX MAPS.

GENERAL MAP NOTES:

1. THIS SURVEY IS SUBJECT TO ANY RECORDED AND/OR UN-RECORDED COVENANTS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY AND AGREEMENTS, IF ANY.
2. UNLESS ILLUSTRATED AND NOTED BY A POINT OF REFERENCE, UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREIN.
3. ALL BUILDING AND IMPROVEMENT OFFSETS SHOWN ARE AT RIGHT ANGLES TO PROPERTY LINES.
4. ALL HEDGES AROUND COVER ON THE SITE MAY NOT BE SHOWN ON THIS SURVEY.

NOTES:

1. SANITARY SEWER SERVICE= MUNICIPAL SEWER (LOT A & B)
2. DOMESTIC WATER SERVICE= MUNICIPAL WATER (LOT B)
= PRIVATE WELL (LOT A)

OWNER/APPLICANT:
ANGELO SAKADELIS
NEW WINDSOR POWER EQUIPMENT, CORP.
988 LITTLE BRITAIN ROAD (RT.207)
NEW WINDSOR NEW YORK 12553
PHONE: 845-564-6060 PB 845-564-6125

**TOWN OF NEW WINDSOR
PLANNING BOARD APPROVAL**

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

JAN 30 2004

[Signature]
James Petro, Jr. Chairman

[Signature]
James Petro, Secretary

FINAL
LOT LINE CHANGE BETWEEN THE LANDS OF
ANGELO SAKADELIS
AND THE LANDS OF
NEW WINDSOR POWER EQUIPMENT, CORP.
 LOCATED IN THE TOWN OF NEW WINDSOR
 ORANGE COUNTY NEW YORK
 SCALE: 1"= 30'
 AUGUST 31, 2003

0 30 60 90
SCALE IN FEET

REVISIONS

10/24/03	ADD MERCHANDISE DISPLAY AREA & BULK TABLE INFO
11/12/03	FINAL APPROVAL ISSUED BY THE TOWN OF NEW WINDSOR

(845) 496-3367

 **ANTHONY A. SORACE, P.L.S.** 

PROFESSIONAL LAND SURVEYOR
ROCK TAVERN, NEW YORK - 12575

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